

FINISHED BASEMENT SPECIFICATIONS

Please visit our website for forms and information

www.Twp.freehold.nj.us

1. **Complete the following forms and technical sections as applicable:**

- a. **Construction permit application folder**
- b. **Building Subcode** (include estimated cost of building work)
- c. **Electrical Subcode** (See note below*)
- d. **Plumbing Subcode** (See note below*)
- e. **Fire Subcode** (See section 9)
- f. **Zoning Form**

***NOTE: If anyone other than the homeowner performs the Electrical or Plumbing work, the applicable technical section MUST BE SEALED by the contractor who is performing the work.**

2. Submit two sets of scaled drawings. All drawings should indicate owner's name, address of job site, block and lot number. To draw your own plans, you must be the owner and occupant of said property. If not, you will need drawings by a New Jersey Registered Architect.

3. The drawings submitted shall include the following information:

a. Show entire basement floor plan, indicating partitions, doors, windows, stairways, guardrails, handrails, closets, columns, electric layout, heating layout, furnace, hot water heater, chimney, floor covering, smoke detectors/carbon monoxide detectors.

b. Show wall cross section, indicating stud sizes, stud spacing, fire stopping, insulation, wall covering materials, and ceiling material.

4. Guardrails on sides of stairways with three or more risers to be 34" to 38" in height measured vertically from leading edge of tread. The guardrail shall be constructed so that a sphere with a diameter of 4 inches cannot pass through the balusters. Guardrail shall be designed and constructed for a concentrated load of 200 pounds applied at any point and in any direction along the top railing member. The in-fill area of a guardrail system shall be designed and constructed for a horizontal load of 200 pounds applied along one square foot area at any point in the system, including intermediate rails or other elements serving this purpose.

5. A stairway with three or more risers requires a handrail. All stairway handrails shall have a circular cross section with an outside diameter of a least 1 ¼ inches and not greater than 2 5/8 inches. Handrails are to be smooth and free of any sharp edges or splinters. All handrail ends shall be returned to a wall or post. Other shapes that provide the same graspable are permissible. A handrail and any wall or other surface adjacent to the handrail shall be free of any sharp or abrasive elements. The clear space between the handrail and adjacent wall or surface shall not be less than 1 ½ inches. Edges shall have a minimum radius of 1/8 of an inch. Handrails shall not be less than 34 inches nor more than 38 inches, measured vertically, above leading edge of the treads.

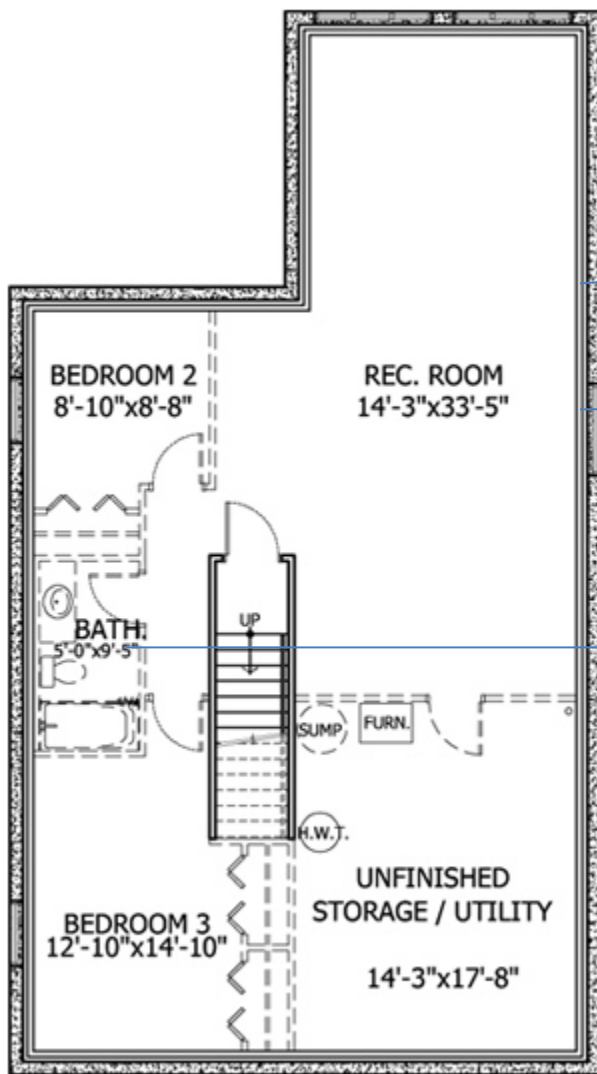
6. Combustion air is required to keep your furnace and hot water heater burning properly. Consult the manufacturer's instruction manual. The minimum combustion air which must be provided is 50 cubic feet per 1,000 BTU. Clearance to combustibles must be maintained for the equipment and the venting. Consult the manufacturer's instructions.

7. Every space intended for human occupancy shall be ventilated by natural or mechanical means.

Natural Ventilation: The minimum open area to the outdoors shall be 4 percent of the floor area being ventilated. If natural ventilation cannot be accomplished, mechanical ventilation shall be provided or a combination of both natural and mechanical ventilation can be used.

8. Interior finish to be not less than class III material which has a maximum flame spread between 76-200 and smoke developed rating not greater than 450. Check packaging of material to be used for specifications. For paneling the label is on the back. Finished materials less than 1 ¼ of an inch must be installed directly against a 3/8 sheet rock minimum.

EACH BASEMENT IS DIFFERENT THESE ARE THE GENERAL REQUIREMENTS FOR THE AVERAGE FINISHED BASEMENT ADDITIONAL INFORMATION OR CODE REQUIREMENTS MAY APPLY TO YOUR PARTICULAR BASEMENT.



(920 sq.ft.)

SAMPLE LAY-OUT

Show wall specs and fire blocking

Show locations of electrical devices lights and wiring specs also location of smoke / carbon monoxide alarms

If installing a bathroom must provide diagrams for waste and water piping also venting of bathroom.